025.0	0005	0018.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,118,300 /	1,118,300
					USE VALUE:	1,118,300 /	1,118,300
					ASSESSED:	1,118,300 /	1,118,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139	-141	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEADER BANK
Owner 2:	
Owner 3:	
Street 1:	180 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEGIACOMO JAMES R -
Owner 2:	-
Street 1:	112 MASS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,500 Sq. Ft. of land mainly classified as Bank with a Bank Building built about 1927, having primarily Brick Exterior and 4050 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
341	2500.000	577,700		540,600	1,118,300
Total Card	0.057	577,700		540,600	1,118,300
Total Parcel	0.057	577,700		540,600	1,118,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 276.12 | /Parcel: 276.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	16878
GIS Ref	
GIS Ref	
Insp Date	02/04/09

!2072!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	341	FV	577,700	0	2,500.	531,300	1,109,000	1,109,000	Year End Roll	12/18/2019
2019	341	FV	543,000	0	2,500.	500,000	1,043,000	1,043,000	Year End Roll	1/3/2019
2018	341	FV	543,000	0	2,500.	437,500	980,500	980,500	Year End Roll	12/20/2017
2017	341	FV	543,000	0	2,500.	343,800	886,800	886,800	Year End Roll	1/3/2017
2016	341	FV	543,000	0	2,500.	343,800	886,800	886,800	Year End	1/4/2016
2015	341	FV	525,900	0	2,500.	187,500	713,400	713,400	Year End Roll	12/11/2014
2014	341	FV	525,900	0	2,500.	187,500	713,400	713,400	Year End Roll	12/16/2013
2013	341	FV	525,900	0	2,500.	187,500	713,400	713,400		12/13/2012

PRINT

Date	Time
12/10/20	17:34:35

LAST REV

Date	Time
10/09/19	15:26:36
apro	
2072	

USER DEFINED

Prior Id # 1:	16878
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEGIACOMO JAMES	48527-154		11/21/2006		589,500	No	No		
DE LORENZO FELI	48014-41		8/18/2006	Family	1	No	No		
DE LORENZO FELI	33257-10		7/16/2001	Convenience	1	No	No		
DE LORENZO FELI	24870-21		9/22/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2017	1499	Re-Roof	24,600	C				
2/16/2005	95	Sign	14,000	C				
9/6/2002	777	Awnings	500	C				
5/16/2002	379	Sign	3,500	C				AWNING AND LETTERI
1/25/2002	325	Alterati	11,000	C				ADD TOWER-REMOVE W
11/7/2001	925	Alterati	130,000	C				REMODEL & EXPAND
9/28/1998	772	Sign	1,000	C				SIGN
3/23/1994	71	Sign	2,500	C				SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2009	Meas/Inspect	197	PATRIOT
9/26/2005	Permit Visit	BR	B Rossignol
1/24/2000	Meas/Inspect	197	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
341	Bank		2500		Sq. Ft.	Site		0	43.25	5.00	CG									540,625						540,600	

Total AC/HA: 0.05739 | Total SF/SM: 2500 | Parcel LUC: 341 | Bank | Prime NB Desc: COMM GD | Total: 540,625 | Spl Credit | Total: 540,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	45 - Bank		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.24444449
Const Adj.:	1.04957998
Adj $ / SQ:	195.922
Other Features:	11335
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	759224
Depreciation:	212583
Depreciated Total:	546641

COMMENTS

BK; 16738 PG; 228 1927/ LENDER BANK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	2	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

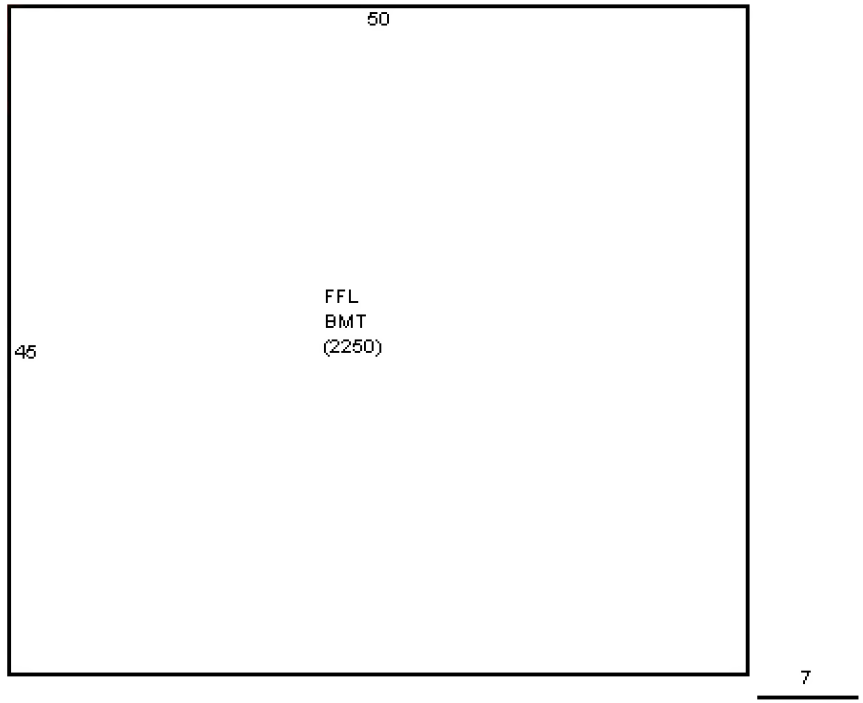
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	215.51
Special Features:	31100	Val/Su Net:	128.38
Final Total:	577700	Val/Su SzAd	256.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,250	105.800	238,045
FFL	First Floor	2,250	195.920	440,824
	Net Sketched Area:	4,500	Total:	678,869
Size Ad	2250	Gross Are	4500	FinArea 4050

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
60	A-T-M	M	S	1	1	A	AV	2005	35,000.00	T	11.2	341			31,100			31,100

More:	N	Total Yard Items:		Total Special Featues:	31,100	Total:	31,100